

Sir

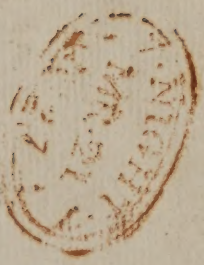
Ludgate Hill 21 March 1827

We beg leave most respectfully to intrude
upon you by desire of William Clay Esq
to request the size of your finger for a Mourning
Ring, in Memory of the late Thos Dickason Esq
A piece of wire fitted to the finger and enclosed
under the Seal of a Letter will be a sufficient
guide

We have the honor to be with
Sentiments of great Respect

Your very obliged
and obedient servants
Bundell Midge & Bundell

To
Benjamin Kotch Esq
Barrow on the Hill.



London Letter
To Benjamin B. Lacy
Harrow on the Hill



Wingston W. Thomas
20 March 1847

15

I am desired to
request the honor of your
attendance at the funeral
of the late Thomas Duckson Esq
on Monday next the 20 Inst

Permit me to say I shall
be obliged by your being at No
15 Baker Street Portman Square
at 9 o'clock A.M. — I have
the honor to be

an anxious
and obliged

Yours
Ben. Hatch Esq

Yours obedt Servant
Wm. Duckson
Undertaker

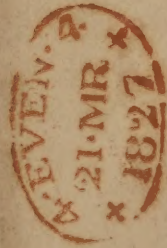
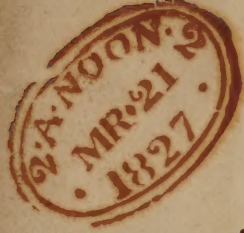
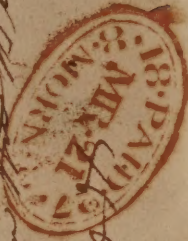




Hand Paid
~~Hand Paid~~
Hand Paid

Paid 4

My Father's Exp
Wasson m. W. W.
W. W.



MILFORD HAVEN,

SOUTH WALES.

A delightful Marine Residence & Estates.

Particulars

OF

CASTLE HALL

FREEHOLD ESTATE,

In a beautiful elevated healthful sheltered Situation,

On the Banks of Milford Haven,

One Mile from the Market Town of MILFORD, Five from PEMBROKE, and Seven from HAVERFORDWEST, in the Parish of SAINTON, and County of PEMBROKE,

THE RESIDENCE OF BENJAMIN ROTCH, ESQUIRE,

COMPRISING AN

Excellent Modern Family House,

Stone-built, uniform and very neat, with complete Internal and External Domestic Offices, elegant Pleasure Ground, Lawn, Shrubbery, very productive Gardens with lofty Walls, capital Conservatory, Pineries, Peachery, Green-house, Fish Pond, and above

109A. 3R. 32P.

Of very superior MEADOW and ARABLE LAND, of known Fertility, in the highest State of Cultivation, (Part LEASEHOLD for Three good Lives);

CONVENIENT FARMING BUILDINGS, FINE WATER, AND A STONE QUARRY.

Exonerated from the Land-Tax.

ALSO, A LEASEHOLD

Neat Marine Cottage Residence,

NEWTON NOYS,

With TWENTY ACRES of Land, adjoining the above Estate, beautifully situated, with a full View of the Harbour and Town of MILFORD, in the Occupation of Mr. DUMAYNE.

Also, Two Third Parts

OF AN

IMPROVABLE FREEHOLD ESTATE,

In a Romantic Situation, contiguous to the Residence, comprising TWENTY-EIGHT ACRES of rich Meadow Land, with Stone-built HOUSES and COTTAGES, including the FOX PUBLIC-HOUSE, on the Bank of a Branch of the HAVEN; and the LEASEHOLD Interest for Three Lives, in Two of the COTTAGES.

Which will be Sold by Auction, *Private Contract*

BY MR. SCOTT,

On FRIDAY, the 3d of April 1818, at Twelve o'Clock,

(Postponed from FRIDAY, the 28th of November)

At the MART, LONDON, near the BANK of ENGLAND.

~~In FOUR LOTS~~ unless an acceptable Offer shall be previously made by private Contract.

With immediate Possession of CASTLE HALL and the Lands in Hand.

The Estates may be Viewed by applying to Mr. Richard Davies, the Bailiff at Castle Hall, between the Hours of 12 and 3, for the Residence, Sundays excepted: Descriptive Particulars may be had at the Nelson Hotel, Milford; at the Printing Offices of the Correspondent at Dublin; Cambrian, Swansea; Journals at Carmarthen, Gloucester, and Bath; Chronicle at Cheltenham; Bush Tavern, Bristol; at the Mart; of Messrs. Sweet and Stokes, Solicitors, Basinghall-Street; and of Mr. SCOTT, New Bridge-Street, London, where a Plan of the Estates may be seen.

LOT 1.

Castle Hall Residence and Estate

IS

FREEHOLD,

The Situation beautifully interesting, by the varied Views of Shipping in MILFORD HAVEN, romantic Scenery, and finely cultivated surrounding Country; the whole judiciously arranged, formed completely for Comfort, with good Taste, at a very liberal Expence, as a general Residence, in a well-sheltered Situation.

THIS VERY VALUABLE PROPERTY

Happily possesses the Elegancies of an opulent Establishment, and may be supported at a very moderate Expence, with Plenty of Game, Aquatic Amusements, and the Enjoyment of Field Sports, Fox-Hounds and Harriers being kept in the Vicinity.

The Mansion

Is judiciously situated on the Declivity of a Hill, and well-sheltered; the Front is West, presenting a neat uniform modern Elevation, with circular Bay Wings, Stone-built, covered with Roman Cement, Parapet and Slated Roof, erected with superior substantiality, finished with Taste; a Portico Entrance; and comprises on the

PRINCIPAL STORY, a Front MORNING or ANTI-ROOM, 14 Feet 6 Square, Black Marble Chimney Piece, opening into an elegant Front DRAWING ROOM, 26 Feet 3, including the circular Window, by 18 Feet wide, 12 Feet high, Statuary Marble Chimney Piece; a neat Front LIBRARY, 19 Feet by 15 Feet, papered.

A spacious handsome Front DINING ROOM, 31 Feet 9, including the circular Window, by 18 Feet wide, stuccoed and painted, finished with gilt Mouldings, with Screen Columns, painted to imitate Sienna Marble; Dove Marble Chimney Piece; a CLOSET.

The above described Rooms command the delightful Pleasure Ground with pleasing Objects in Perspective.

A GENTLEMAN'S DRESSING ROOM, with a Range of very convenient Presses inclosing Shelves.

A good light PRINCIPAL STAIRCASE, Mahogany Hand-Rail, spacious Landings and Entrance Passage, stuccoed and painted Grey; a SECONDARY STAIRCASE.

FIRST CHAMBER STORY, Two excellent Front CHAMBERS and a DRESSING ROOM, with a View of Milford Haven; Two neat BACK ROOMS.

SECOND STORY, a spacious Front CHAMBER, convenient as a NURSERY; Black Marble Chimney Piece; another Front CHAMBER and DRESSING ROOM; these Rooms command extensive interesting Views of the Entrance to the Harbour, and fine surrounding Country; Two neat BACK ROOMS.

THIRD STORY Two CHAMBERS; a SERVANT'S ROOM; STORE ROOM; Two CLOSETS.

On the SECONDARY STAIRCASE, a STORE CLOSET; a WATER CLOSET.

THE DOMESTIC INTERNAL OFFICES

Are ample complete and particularly commodious, a HOUSEKEEPER'S ROOM; Two CLOSETS; SERVANT'S HALL, paved; a PRESS with Folding Doors; BUTLER'S PANTRY, a Dresser with Drawers and Shelves; a CLOSET adjoining; a CHINA CLOSET, properly fitted up, with Dresser, Drawers, and Shelves over Ditto.

A spacious excellent KITCHEN, light and lofty, paved, with Dresser, Shelves and Closets; SCULLERY adjoining; a PUMP with fine Spring Water; COOK'S PANTRY, with Dressers; a CLOSET Table China, &c. in constant Use.

BASEMENT STORY, dry and commodious, containing a very capacious WINE CELLAR, Brick Arched, properly fitted up with Stone Binns; ALE and BEER CELLARS; KNIFE and SHOE Rooms, with extensive CELLARING, and an Entrance by a Flight of Stone Steps, for receiving Pipes of Wine.

THE EXTERNAL OFFICES,

Which are Stone-built and in substantial Repair, comprise a cool LARDER, and a DAIRY, with a paved Way from the Kitchen.

A COACH-HOUSE, a FIVE-STALL STABLE, and HARNESS-ROOM, a BARN, Two Rooms, a GRANARY, and HAY-LOFT over Ditto, a PUMP.

NOTE. The Range of Building on the East Side of this Court Yard, with a few Feet in Front of the same, are held on Lease for Lives, as will be hereafter described.

A FARM YARD; a STABLE and CART SHEDS; GRANARY and HAY LOFT; MALT FLOOR and KILN; BREWHOUSE; LAUNDRY and SERVANT'S ROOM over Ditto; a PUMP to supply the Brewhouse; COAL ROOM; ALE CELLAR, with GARDENER'S ROOM; CHEESE and FRUIT Rooms above,

A RICK YARD, POULTRY YARD, and PIGEON HOUSE.

A GARDEN containing about an Acre, walled on each Side, entirely productive, planted with Standard Fruit Trees of the best Quality, in the Orchard Manner; a Basin in the Center; a GREEN HOUSE.

THE PLEASURE GROUND

In Front of the Residence, estimated at about FIVE ACRES, possesses pleasing picturesque Inequalities, is disposed with superior Taste in Lawn, Terrace Gravelled and Serpentine Walks, fine Shrubbery, Fruit & Flower Gardens, Fish Pond, an extensive lofty Wall bounding the Premises next the Road, 14 Feet to 16 Feet high, an additional Wall 120 Feet in length, 14 Feet high; each of them covered with fine Fruit Trees, excellent Bearers; a Brick-built Arcade, intended for a Grotto, used by the Gardener for Tools, &c.

A capital CONSERVATORY, 80 Feet in Length by 20 Feet in Width, and 20 Feet high, erected with Taste, at a considerable Expense; an oval Basin in the Center, with a Fountain supplied by Lead Pipes from a Reservoir.

TWO PINERIES, A PEACHERY, A MELON GROUND.

A CARRIAGE DRIVE from the Mansion through the Grove to the Quay, on the Bank of the River, formed by the Influx of the Haven, which bounds the Estate on the West.

A STORE-HOUSE, Stone built and slated, One Story high above the Ground Story.

A neat Principal Entrance to the Pleasure Ground, Open Folding Gates, Stone Piers Rock Rusticated, covered with Sphinx Ornaments.

A neat opposite Entrance, leading to the FREEHOLD LANDS, comprising

FIVE FIELDS of excellent Arable or rich Pasture Land, very productive, & Plantations.

A SUMMER or PROSPECT-HOUSE, on the Bank of the Haven, Stone and Brick-built; a THRESHING BARN under ditto; a RICK YARD.

A BATHING DRESSING ROOM.

A STONE QUARRY; a LIME KILN. By the Deed "Is reserved to *NATHANIEL LEVETT, Gent. and HUGH STOKES, Esq. their Heirs, and Assigns, Owners, and Proprietors of other Parts of Castle Hall Estate, the Right of Burning Lime at the above Lime Kiln, in common with the Proprietor of this Lot, his Heirs and Assigns.*"

The Estate before described, comprising in all FIFTY-SIX ACRES, THREE ROODS SIXTEEN PERCHES Statute Measure (be the same more or less) is FREEHOLD, as delineated in the Plan.

Exonerated from the Land-Tax.

A GALLERY and a PEW in *Stainton Church* belong to this Estate.

The Pumps, Lead Pipes, Sinks, fixed Dressers and Shelves, will be included in the Purchase.

The Purchaser is to take the Stoves, Ranges, Coppers, Blinds, and Bells; Brewing, Dairy, and Garden Utensils; some adapted Articles of Furniture, as will be stated in an Inventory to be produced at the Time of Sale; Green-house Plants; the Contents of the Conservatory, Pineries, and Peachery; Timber and Timber-like Trees, Firs, Pollards, and Saplings, down to One Shilling a Stick; and all customary Fixtures and Out-door Articles, at a Valuation by Appraisement, or an Umpire, if the same shall become necessary, to be paid for at the Time of completing the Purchase of the Estate; with the agreeable Option to the Purchaser of taking the greater Part of the Furniture, which is modern, handsome, and in a very neat State, in the same Way, which, if not preferred, the Proprietor hereby reserves the Right of a public Sale on the Premises, if he shall be so disposed.

~~LOT 2.~~

A LEASEHOLD ESTATE,

Conveniently situated adjoining Lot 1, comprising about FIFTY-THREE ACRES, SIXTEEN PERCHES (be the same more or less, described in the Deed, by Estimation, Half a Plough Land, customary Measure) of very rich *Meadow and Pasture Land*, of superior Fertility, in Seven Fields, as delineated in the Plan.

A Range of Stone-built OFFICES, Slated, forming the East Side of the Court Yard near the Residence, comprising a COACH-HOUSE, Three Rooms above for the Bailiff, a FOUR STALL STABLE, a GRANARY over ditto, lined round, with a Space from the Wall; POTATOE HOUSE and SLAUGHTER DITTO.

NOTE.—*The Leasehold extends a few Feet in Front of the above Buildings.*

A PIGGERY and BOILING-HOUSE; a large productive GARDEN, with Standard Trees; a PUMP supplying good Water.

A neat COTTAGE with a GARDEN, let to *Daniel Brown*, for the Life of himself and his Wife, each of them aged Sixty Years, at £5. 5s. per Annum: a small Ditto adjoining. The above described Leasehold Estate is held during Three good Lives of 24, 27, and 29 Years, at a moderate Rent of £168 per Annum, reserving to the Lessor all Minerals, Stone, Slate, Timber, Top and Lop, Bark, &c. and Liberty to enter and take the same.

The Lessee is under Covenant to pay the additional Rent of £30 for every Acre converted into Tillage except the Little Furzy Back, adjoining the Little Meadow; to pay the Taxes; to keep and leave the same in repair; and to consume all Manure on the Premises, under the Penalty of £100; and not to assign or underlet without Consent: but HUGH STOKES, Esq. the Landlord, has given an Assurance, that if the Lot shall be sold to a Person of respectability, whose References are satisfactory, he will give his Consent to the Lease being assigned to him.

All customary Fixtures and Out-door Articles are to be taken by the Purchaser at a Valuation by Appraisement, or an Umpire, in the same manner as above referred to in Lot One.

~~LOT 2.~~

NEWTON NOYS.

A LEASEHOLD ESTATE, contiguous to Lot 1, comprising a neat MARINE COTTAGE RESIDENCE, Stone-built and Tiled, in a beautiful interesting Situation, on the Bank of *Milford Haven*, commanding the Harbour in the Parish of *Llanstadwell*, containing SIX ROOMS with OFFICES, CHAISE HOUSE, a STABLE, and a GARDEN, with about TWENTY ACRES (a little more or less) of *Arable and Pasture Land*, in several Fields, including a pleasant Meadow in Front of the Residence.

Let to Mr. Dumayne, Tenant from Year to Year, commencing at Michaelmas, at a Rent of £50 per Annum, who is allowed all Taxes and Rates, the Window-Tax and Highway-Rate excepted.

Held for a Term of FIFTY-YEARS from September 29, 1796, at £9 per Annum

TYTHE FREE.

The Landlord paying the Taxes, the Lessee is under Covenant to repair, and the Lease contains a reservation to the Lessor of all Timber, Veins and Mines of Coals, Culm, Lead, Tin, Copper, and all other Mines and Minerals, and all Pebble Stones, and other Stones, on the Sea Shore, which are upon or under the Premises, but allowing the Lessee to dig and make use of such Stone as he may have occasion for in building on the Premises; with Liberty to the Lessor to enter and dig Trenches, sink Pits, erect Windlasses, and search for such Coal, Culm, Slate Mines, Pebble Stones, and Minerals, and after the same are found, to land, lay down, and leave the same on the Premises, until disposed of or conveniently removed; and also to cut down such Timber, and to saw and burn and chark it upon the Premises, and to leave it until it can be conveniently removed; and also a reservation of Liberty to the Lessor to erect a Lime Kiln on some convenient part of the Premises, adjoining the Sea Shore, at any Time during the Term, with Liberty to the Lessee to burn as much Lime at such Kiln as he may have occasion for, to manure the Premises; a Right of Way by a Road through part of the Premises is also reserved to the Lessor, and the Lessee has a Right of Way over an adjoining Estate called NEWTON, the Property of the Lessor.

In making a Hedge between this Property and an adjoining Field, belonging to the Landlord, an Encroachment of about 18 Feet was made by Mistake on the Landlord's Field, and for which he agreed to receive Five Shillings per Annum additional Rent, (making, with the Rent of £9 above-mentioned, £9. 5s. per Annum) and the Property including the Encroachment has been occupied under such Agreement for nearly Six Years.

LOT 4.

NORTH FIELDS.

Two undivided Third

TWO UNDIVIDED THIRD PARTS OF SHARES of a FREEHOLD IMPROVABLE ESTATE, known as *North Fields*, in the Parish of *Stainton*, and County of *Pembroke*, in a very pleasant romantic Situation, on the Bank of the Creek, contiguous to Lot 1, on the North Side; the whole Estate containing by a recent Admeasurement about TWENTY-TWO ACRES THREE ROODS TWENTY-FOUR PERCHES (more or less), of which Eighteen Acres of rich Meadow Land, and a small Piece of Beech Wood Land or Grove inclosed, are compact, within a Ring-fence, with a comfortable Farm House, Stone-built; Out-buildings and a Garden; the Fox Public House, and Six inferior Cottages, as delineated in the Plan.

The Farm House and Land are in the Occupation of Mrs. *Williams* (the Owner of the other undivided Third Part), who holds one of the Vendor's Third Parts under an unstamped Agreement for a Lease, which will expire at Lady-Day, 1828, at a Rent of per Annum

£16 0 0

And who holds the other of the Vendor's Third Parts, as Tenant from Year to Year, at a

Rent of per Annum 11 5 0

27 5 0

The Entirety of the Fox Public House is let for the Life of a Person now aged Seventy-four, at £3. 3s. per Annum: Two Thirds of which are

2 2 0

The Cottages are Let on Leases, for various Terms to several Persons, at Ground Rents, amounting to about £18. 13s. per Annum; of which Two Thirds are.....

12 8 8

£41 15 8

ALSO, the Vendor's Leasehold Interest in Two of the Cottages above mentioned, under a Lease for Three Lives, aged which Cottages are let to Tenants at Will, at Weekly or other Rents, amounting to per Annum

8 2 0

£49 17 8

The Landlord pays the Tythes and all Taxes, except the Window Tax.

The Vendor is not in Possession of Counterparts of the Leases of the Fox Public House and the Cottages, but he will endeavour to furnish the Purchaser with attested Copies of the Originals.

CONDITIONS OF SALE.

- I. The highest Bidder to be the Purchaser, but if any Dispute shall arise between Two or more Bidders, the Lot in dispute to be put up again.
- II. No Person to advance less than Twenty Pounds at each Bidding on Lot 1, and Ten Pounds on Lots 2, 3, and 4.
- III. The Purchasers to pay immediately a deposit of £15 per Cent. in Part of the Purchase-Money on Lot 1, and £20 per Cent. on the remaining Lots, and sign Agreements for Payment of the Remainder on or before the 24th of June next. Any Attested Copies which may be required, are to be prepared by the Solicitors to the Vendor, at the Expense of the Party requiring the same.
- IV. Abstracts of the Freehold Title to Lots 1 and 4, and of the Leasehold Title to Lots 2 and 3, and Part of Lot 4, will be delivered to the Purchasers at the Vendor's Expense, but the Purchasers are not to require the Production of the Lessor's Title, as to Lots 2 & 3, nor the Title of the Duke of Leeds to release a Quit-Rent of £2. 10s. which was formerly payable in respect of Lot 1. The Purchaser of Lot 2 shall accept the equitable Title which will be assigned to him by the Vendor, but this Lot is sold subject to the Lessor giving his Consent to the Assignment to the Purchaser: the Conveyances and Assignments will be executed to the Purchasers at their own Expense, on Payment of the Remainder of the Purchase-Money agreeably to the Third Condition; and the Amount of the Valuations, as respects Lots 1 and 2, when Possession will be given of Lot 1, and of Lot 2, except the Cottage leased to Daniel Brown; and from Midsummer next the Purchasers of Lots 3 and 4, and the Purchaser of Lot 2 as to Brown's Cottage, will be entitled to the Rents; but, if the Purchases should not be completed by the 24th of June next, the Purchasers are to pay Interest at Five per Cent. from that Time, on the Remainder of their Purchase-money. All Outgoings will be cleared up to Midsummer, 1818.
- V. The Purchaser is to take all Timber and Timber-like Trees, Firs, Poplars, and Pollards, down to One Shilling a Stick, and Underwood, at a Valuation by Appraisement, or an Umpire, if the same shall become necessary, and the Amount paid on completing the Purchase.
- VI. There being a Duty on all Sales of Estates, &c. of Sevenpence in the Pound, the Estates comprised in this Particular are to be sold subject to the Seller paying One Moiety of the said Tax, and the Buyers the other, exclusive of the Sum the said Estates shall sell for.
- VII. If through any Mistake, the Estates should be improperly described, or any Error or Mis-statement be Inserted in this Particular, as to the Amount of Rents or otherwise, such Error or Mis-statement shall not vitiate the Sale thereof, but the Vendor or Purchasers, as the Case may happen, shall pay or allow a proportionate Value, according to the Average of the whole Purchase-Money, as a Compensation either way.
- LASTLY.—Should the Purchaser or Purchasers neglect or fail to comply with the above Conditions, the Deposit-Money shall be forfeited, the Vendor shall be at liberty to re-sell the said Estates, either by public or private Sale, and the deficiency (if any) by such re-sale, together with all Charges attending the same, shall be made good by the Defaulter or Defaulters at this present Sale.

Handwritten note: Not to be taken out of the original paper.

NOTICE

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PARTICULARS

OF A DELIGHTFUL

Marine Residence,

AND

Estates,

AT

MILFORD HAVEN,

SOUTH WALES.

For Sale,

BY MR. SCOTT,

On FRIDAY, the 3d of APRIL,

1818,

(Postponed from FRIDAY, the 28th of Novr, 1817)

Done and Sd. by Charles Scott
Contract